

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>LEONARD PEÑA (State Bar No. 192898) lpena@penalaw.com PEÑA & SOMA, APC 402 South Marengo Ave., Suite B Pasadena, California 91101 Telephone (626)396-4000 Facsimile (213)291-9102</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re:</p> <p>JOSE CASTILLO CARMEN CASTILLO</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:12-BK-47697 ER CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 10/09/2013</p>	<p>Time: 10:00 am</p>
<p>Location: 255 E. Temple Street, Courtroom 1568, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 09/25/2013

Description of property to be sold:
318 East Columbia Ave., Pomona, California 91767 (Single Family Home)

Terms and conditions of sale:
As is, where is, no contingencies whatsoever. Sale must close no more than 30 calendar days after entry of an order approving the sale.

Proposed sale price: \$ 306,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): Overbidder must deliver a \$10,000.00 deposit in a cashier's check or certified funds made "Edward M. Wolkowitz, Chapter 7" prior to or at the hearing scheduled for October 9, 2013. Minimum initial overbid shall be \$5,000.00 over the sale price and each additional overbid shall be in \$5,000.00 increments.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

October 9, 2013
10:00 a.m.
United States Bankruptcy Court
255 E. Temple Street, Courtroom 1568
Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

LEONARD PEÑA (State Bar No. 192898)
lpena@penalaw.com
PEÑA & SOMA, APC
402 South Marengo Ave., Suite B
Pasadena, California 91101
Telephone (626)396-4000
Facsimile (213)291-9102

Date: 09/06/2013

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

402 South Marengo Ave., Suite B
Pasadena, CA 91101

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 09/06/2013, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Michael J Jaurigue michael@jauriguelaw.com, mashi@jauriguelaw.com, pauliana@jauriguelaw.com;
elaine@jauriguelaw.com; abigail@jauriguelaw.com; nam@jauriguelaw.com; Halvor R Melom
halvor.r.melom@ircounsel.treas.gov; Leonard Pena lpena@penalaw.com, Avi Schild bk@atlasacq.com, US Trustee
ustpregion16.la.ecf@usdoj.gov; Edward M Wolkowitz emwtrustee@lnbrb.com, ewolkowitz@ecf.epiqsystems.com

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On *(date)* 09/06/2013, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Ernest Robles
United States Bankruptcy Court
255 E. Temple Street Suite 1560
Los Angeles, CA 90012

Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served)**: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

09/06/2013 SONIA GARCIA
Date *Printed Name*

/S/ SONIA GARCIA
Signature

Label Matrix for local noticing
0973-2
Case 2:12-bk-47697-ER
Central District Of California
Los Angeles
Fri Sep 6 16:00:48 PDT 2013

Pena & Soma
402 S Marengo Ave
Ste B
Pasadena, CA 91101-3113

UNITED STATES OF AMERICA, IRS
P.O. Box 7346
Philadelphia, PA 19101-7346

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

AFNI INC
404 BROOCK DR
BLOOMINGTON IL 61701-2654

ASSET ACCEPTANCE
PO BOX 1630
WARREN MI 48090-1630

American InfoSource LP as agent for
Midland Funding LLC
PO Box 268941
Oklahoma City, OK 73126-8941

Atlas Acquisitions LLC
294 Union St.
Hackensack, NJ 07601-4303

BANK OF AMERICA
450 AMERICAN ST # SV416
SIMI VALLEY CA 93065-6285

(p)BANK OF AMERICA
PO BOX 982238
EL PASO TX 79998-2238

Bullock's Inc
c/o Robert T Harris
1445 Huntington Dr Ste 300
South Pasadena CA 91030-5475

CACH LLC
4340 S MONACO ST UNIT 2
DENVER CO 80237-3408

CAVALRY PORTFOLIO SERVICES
500 SUMMITT LAKE DRIVE SUITE 400
VALHALLA, NY 10595-2322

CHASE
PO BOX 15298
WILLMINGTON DE 19850-5298

CITIBANK/SEARS
PO BOX 6282
SIOUX FALLS SD 57117-6282

Capital Recovery V, LLC
c/o Recovery Management Systems Corporat
25 SE 2nd Avenue Suite 1120
Miami, FL 33131-1605

Chase Bank NA
200 White Clay Ctr Dr
Newark DE 19711-5466

DELL COMPUTER/WEB
PO BOX 81607
AUSTIN TX 78708-1607

EXXONMOBILE/CITIBANK
PO BOX 6497
SIOUX FALLS SD 57117-6497

FIRST PREMIER BANK
601 N MINNESOTA AVE
SIOUX FALLS SD 57104-2484

Franchise Tax Board
PO Box 942840
Sacramento Ca 94240-0001

GE CAPITOL
PO BOX 965024
ORLANDO FL 32896-5024

GE Capital Retail Bank
c/o Recovery Management Systems Corp
25 SE 2nd Ave Suite 1120
Miami FL 33131-1605

GE MONEY BANK/GAP
PO BOX 965005
ORLANDO FL 32896-5005

GEGRB CREDIT
PO BOX 965036
ORLANDPO FL 32896-5036

Ge Capital Co
c/o Edgar L Lana
18 Orinda Wy PO Box 2180
Orinda CA 94563-6580

HOME DEPOT/CITIBANK
PO BOX 6497
SIOUX FALL SD 57117-6497

HSBC BANK
PO BOX 5253
CAROL STREAM IL 60197-5253

(p)INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

JCPENNEY
PO BOX 965007
ORLANDO FL 32896-5007

JOSE AND CARMEN CASTILLO
318 E COLUMBUS AVE
POMONA CA 91767-3952

LVNV FUNDING
PO BOX 10497
GREENVILLE SC 29603-0497

MIDLAND FUNDING
8875 AERO SE STE 200
SAN DIEGO CA 92123-2255

PARAGON WAY INC
PO BOX 42829
AUSTIN TX 78704-0044

PINNACLE CREDIT SER
7900 HIGHWAY # 100
SAINT LOUIS MN 55426

PRECISION RECOVERY ANALYTICS INC
C/O CAVALRY ADVISORY SERVICES
500 SUMMIT LAKE DRIVE STE 400
VALHALLA, NY 10595-1340

Portfolio Investments II LLC
c/o Recovery Management Systems Corp
25 S.E. 2nd Avenue, Suite 1120
Miami, Florida 33131-1605

Recovery Management Systems Corporation
25 S.E. 2nd Avenue, Suite 1120
Miami, FL 33131-1605

TARGET NATIONALBANK
PO BOX 673
MINNIAPOLIS MN 55440-0673

THE CHILDREN PLACE
PO BOX 6497
SIOUX FALLS SD 57117-6497

TOYOTA MOTOR CREDIT
440 E HUNTINGTON DR
ARCADIA CA 91006-3776

United States Trustee (LA)
725 S Figueroa St., 26th Floor
Los Angeles, CA 90017-5413

VERIZON WIRELESS
PO BOX 26055
MINNIAPOLIS MN 55426-0055

WELLS FARGO BANK
4143 121ST ST
URBINDALE IA 50323-2310

WFNNB/ANE BRYANT
PO BOX 182789
COLUMBUS OH 43218-2789

Carmen Castillo
318. E Columbia Ave
Pomona, Ca 91767-3952

Edward M Wolkowitz (TR)
Levene Neale Bender Rankin & Brill LLP
800 South Figueroa Street, Suite 1260
Los Angeles, CA 90017-2581

Jose Castillo
318. E Columbia Ave
Pomona, Ca 91767-3952

Michael J Jaurigue
Jaurigue Law Group
114 N. Brand Blvd., Suite 200
Glendale, CA 91203-2618

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

BANK OF AMERICA
PO BOX 982235
ELPASO TX 79998

Internal Revenue Service
300 N. Los Angeles ST STOP 5117
Los Angeles, CA 90012

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Courtesy NBF

(u)Keller Williams Realty
Marina Del Rey/LA

(u)MAILING LIST

End of Label Matrix	
Mailable recipients	48
Bypassed recipients	3
Total	51

OTHER INTERESTED PARTIES/PROSPECTIVE BUYERS

Rebecca A. Martinez
(Marbec LLC, Todd Eldridge)
Keller Williams Realty East Foothills
1920 route 66
Glendora, CA 91740

Art Ramos
(Michael Levario)
AR Real Estate
970 Hillcrest Drive
Pomona, CA 91768

Joyce Greenwood
(Denise Aluyon)
First Team SNS Realty
1950 S Brea Canyon
Diamond Bar, CA 91765

Eurydice Turk
Via Email: Eurydice@eurydiceturk.com

Evelyn Diaz
355 East Columbia
Pomona, CA 91767

Ramone Sanchez
via email randsinvest67@gmail.com

Alysia
Century Financial & Realty
via email: cfr@cfr.us.com
alysia@cfr.us.com

Thomas Hsu, Realtor
Kotai Realty, Inc.
802 E. Mission Road
San Gabriel, CA 91776

Chang Lin
Richtown Realty
Via email changlin@gmail.com

Yolanda Moncayo
Via Email: Yolanda.moncayo@gmail.com

Rosanna Kooh
Via email: rosannakooh@gmail.com

Brendon Zhange
Keller Williams
17800 Castleton Ste.

Geoffrey Tackney
GMT Real Estate
12832 Valley View -Ste. 107
Garden Grove CA 92845

Keeman
Via email: ussfco@yahoo.com

Vanessa Urueta
21st Century
400 S. Citrus Ave.
Covina, CA 91723

Victor Garcia
Prudential Real Estate
9290 Maywood Court
Riverside CA 92503

Sherry Rich (Sophia Yang)
Keller Williams Realty MDR / LA
7131 W. Manchester Ave. Ste 200
Los Angeles, CA 90045

Sophia Yang (Buyer)
1108 W. Valley Blvd.
Alhambra, CA 91803

Armando Townsend
Via email armt3dev@att.net

Hien Quoc
Via email Hien.quoc@fortiment.com

Jeannette Chandler
10681 E. Foothill Blvd. #140
Rancho Cucamonga CA 91730